16th August 2016

Mayor and Councillors
Lithgow City Council
Council Chambers
180 Mort Street
LITHGOW NSW 2790

Dear Mayor and Councillors,

Re: Application for Section 94A exemption
Development Application for Redevelopment for Extended Residential Dementia & Day Care Facility, Three Tree Lodge, 2A Col Drewe Drive, Bowenfels

Three Tree Lodge Lithgow Limited (TTL) lodged a Development Application with Lithgow City Council on Tuesday, 16 August 2016 for the redevelopment of the existing residential aged care facility adjacent to Lithgow Hospital in Col Drewe Drive.

TTL wishes to apply for an exemption to the Section 94A Contributions levy as set out in the Lithgow City Council (LCC) Section 94A Development Contributions Plan 2012, for the above development. Under Section C7 of the Contributions Plan an exemption may be sought where it is:

(k) An application for privately funded community infrastructure, such as education facilities, university, private hospital etc., or
(n) Any other development for which Council considers an exemption is warranted, where the decision is made by formal resolution of Council at an Ordinary Council meeting.

In summary, the proposed development:

a) Is the addition of eight (8) new dementia-specific beds and a day-care facility (see details below);

b) Is an important addition to existing community health and aged care infrastructure in the Region;

c) Builds on the existing health, aged care, and education precinct to make Lithgow a premier example of strategic industry co-operation and synergy including the provision of emergency respite (that can reduce pressure on the hospital);

d) Meets a growing demand for aged care and dementia specific services for an ageing population. It allows more people to remain in their local community ('age-in-place')
whilst providing a high standard of quality care and amenity for people living with dementia and new models to adapt to changing needs and opportunities. It is a fundamental community service to reduce pressure on carers and families for people living with dementia;

e) Creates 3-5 new full time employment positions plus increased demand for other services at the facility and multiplier effects for local services and employment;

f) Is construction ‘ready’ i.e. it has BOTH approved bed licences for the additional eight (8) beds PLUS approved grant funding for construction of that first stage of eight (8) beds;

g) Recognises that TTL is a community based (not-for-profit) organisation that is also a registered charity. The organisation is governed by a voluntary community based Board and provides employment to more than 60 local staff;

h) Is consistent with a broader strategic plan by Three Tree Lodge to upgrade and redevelop the site to maximise local services and adapt to changing needs in the aged care sector;

i) Requires Three Tree Lodge to find the funding to construct the further extension of the facility with improved communal spaces, the day-care facility, and landscape and parking areas; and

j) Council has previously recognised the important role and the benefits that aged care providers provide to the local community and have previously waived the entire Section 94 contributions for similar development proposals.

Overview of Proposed Development

Proposed view of landscaped car park and entrance areas to new building(s) (Source: IDG Architectural Plans).
a) The Dementia Wing Extension

The proposal provides the potential to create an additional eight (8) additional beds as part of the secure dementia specific unit increasing the total to 18 beds. This will improve the efficiency of the unit thus increasing the overall viability of the facility whilst also adding additional services and communal spaces. The additional beds will allow for increased specialised clinical supervision to be provided to an ever increasing dementia specific population. It also creates an opportunity for a new entrance to the dementia facility that will improve both the resident and visitor/staff experience and way-finding.

b) Dementia Day Care Facility

The dementia day care facility addition to the proposal recognises the growing demand in the region for support services / assistance for families who are caring for a person living with dementia at home. This new service will provide the person living with dementia with:

- social interaction
- access to meaningful activities that give the person a sense of purpose and self-esteem
- access to allied health services to maximise the person’s overall health and well-being thus enabling them to live more independently in their own home
- access to education and information about other specialist support services
- a familiar environment when and if they require residential care

In addition the service will provide the carer of the person living with dementia with:

- respite from their caring role to engage in social activities or ‘me time’ and the ability to work and therefore maintain financial independence
- access to informal support groups
- access to wellness programs
- access to counselling services
- access to education and information about other specialist support services

Significant research into dementia care suggests that this model responds to a shift towards providing services that enable people to live in their homes for longer (that may include part time and casual care) and therefore alleviates ‘premature-entry’ into residential care.

The unit would also be able to provide clients of the day care centre with overnight accommodation (or up to a week if required) in the event of the need for emergency respite for the family/carer in the two (2) bedrooms incorporated in the unit. It will be staffed by qualified care staff with access to the registered nurse on site (the same as an aged care service). It is held that this will assist people living with dementia by providing a place they recognise and feel safe and secure whilst assisting families and carers with a professional service.
The day-care facility is an innovative service model to have available in a region. TTL is currently seeking funding alternatives for this part of the development as it considers this new service vital for people living with dementia and their families in the region.

**Additional Benefits to the Community**

In addition to the above benefits the proposed extension will create direct employment in the new buildings for up to 2-3 full time staff for the dementia facility and 1-2 full time staff for the day-care facility. There will also be direct flow-on employment effects for meal preparation, laundry and cleaning requirements, and maintenance and management staff.

Indirectly, there will also be additional demand for professional medical, pharmaceutical, and care staff who visit the facility and provide local services and other local services and personal care needs. Overall the employment and subsequent economic multiplier effects will be a significant contributor to the local economy.

TTL is also strategically located to take advantage of its proximity and links with the Lithgow Health Service, Bowenfels Medical Centre adjacent in terms of emergency health care and the adjacent TreeView Estates (retirement village). The facility also has links with Notre Dame University. In this way a key strategic aged care, seniors living, health and education cluster is being reinforced that creates an excellent example of developing industry synergies to other regions.

**Grant Funding & Bed Licences**

TTL has approved grant funding from the Australian Government - Department of Social Services for the provision of the significant core of the proposed application. This Grant was lodged in 2014 as part of the ‘Aged Care Approval Round 2014’ and subsequently approved to broadly cover an additional eight (8) beds for dementia purposes and some service areas.

It is important to also recognise that all additional eight (8) beds in the dementia ward have approved licences granted by the Australian Government so once TTL gains development and construction approval it will be able to proceed immediately with the development. Grant funding is time limited so it is critical to proceed with the development as soon as possible.

While the Grant will provide a significant proportion of the funds for Stage One of the project, it is likely TTL will need to make a contribution to ensure the new extension provides a quality living space that maximises the capacity of people living with dementia.

**Background to Three Tree Lodge**

TTL is a community based (not-for-profit) organisation that is also a registered charity. The organisation is governed by a voluntary community based Board and provides employment to more than 60 local staff. The service has grown from its initial inception to presently care for 54 residents.
The proposed redevelopment is part of a broader Strategic Plan to remain financially viable in an industry that operates on very low margins and to respond to ongoing changes in demand and industry requirements that include:

a) Demand for aged care services will increase – Lithgow, like most regions in Australia has an ageing population. It is estimated nearly 25% of the local population will be over 65 years of age in the next three (3) decades placing significant demand on community infrastructure and services (See also Council’s ‘Fit for the Future’ submission on this issue);

b) Models of aged care residential and home care delivery will change as a response to emerging pressures - There is a shift away from low care services to home care; there is an increasing need for high care residential care services; there is ongoing structural changes in the health, aged and home care sectors with an increase in user pay contributions; and there is increasing accountability in areas of safety and quality;

c) Workforce management is critical to success – This may require retraining and ongoing education and employers must adapt to meet increasing expectations of employees;

d) Embracing technology will be essential for efficiency – This has the potential to alter the way we treat, monitor and communicate with consumers of aged care services and the way aged care providers operate;

e) Environmental responsibility and sustainability will be inevitable – A reduction in carbon footprint and waste is necessary and environmental credentials are increasingly important to consumers;

f) Consumer expectations and demand for choice will rise – An increasing range of service options will need to be developed to meet growing consumer demand for responsive and innovative services.

Three Tree Lodge is committed to providing innovative, flexible, high quality care and services to ensure older people living in the Lithgow region can remain connected to family and community through the provision of local service that are tailored to meet the individual needs of each person. The Development Application lodged on the 16 August Vision and Mission. In addition, the proposed expanded Three Tree Lodge facility will be a significant piece of community infrastructure, will support the sustainable development of our local government area and meet the growing demand for aged care services.

While Three Tree Lodge has received grant funding for a significant proportion of the development, it will need to seek additional funding and commit large sums of money for the completion of the whole proposed infrastructure. As a small community based not-for-profit aged care provider Three Tree Lodge has limited funds and therefore is pursuing all avenues to reduce the total costs associated with the project.

On behalf of Three Tree Lodge Board of Directors we look forward to a positive response to this submission.
Yours sincerely

Kate Hurrell
Operations Manager
26 August 2016

Mayor and Councillors
Lithgow City Council
Council Chambers
180 Mort Street
LITHGOW NSW 2790

Dear Mayor and Councillors,

Re: Application for Section 64 exemption
Development Application for Redevelopment for Extended Residential Dementia & Day Care Facility
Three Tree Lodge, 2A Col Drewe Drive, Bowenfels

Three Tree Lodge Lithgow Limited (TTL) lodged a Development Application with Lithgow City Council on Tuesday, 16 August 2016 for the redevelopment of the existing residential aged care facility adjacent to Lithgow Hospital in Col Drewe Drive.

TTL wishes to apply for an exemption to the Section 64 Contributions levy as set out in Section 64 of the Local Government Act 1993.

Background to Three Tree Lodge

TTL is a community based (not-for-profit) organisation that is also a registered charity. The organisation is governed by a voluntary community based Board and provides employment to more than 60 local staff. The service has grown from its initial inception to presently care for 54 residents.

The proposed redevelopment is part of a broader Strategic Plan to remain financially viable in an industry that operates on very low margins and to respond to ongoing changes in demand and industry requirements that include:

a) Demand for aged care services will increase —Lithgow, like most regions in Australia has an ageing population. It is estimated nearly 25% of the local population will be over 65 years of age in the next three (3) decades placing significant demand on community infrastructure and services (See also Council’s ‘Fit for the Future’ submission on this issue);

b) Models of aged care residential and home care delivery will change as a response to emerging pressures - There is a shift away from low care services to home care; there is an increasing need for high care residential care services; there is ongoing structural changes in the health, aged and home care sectors with an increase in
user pay contributions; and there is increasing accountability in areas of safety and quality;
c) Workforce management is critical to success – This may require retraining and ongoing education and employers must adapt to meet increasing expectations of employees;
d) Embracing technology will be essential for efficiency – This has the potential to alter the way we treat, monitor and communicate with consumers of aged care services and the way aged care providers operate;
e) Environmental responsibility and sustainability will be inevitable – A reduction in carbon footprint and waste is necessary and environmental credentials are increasingly important to consumers;
f) Consumer expectations and demand for choice will rise – An increasing range of service options will need to be developed to meet growing consumer demand for responsive and innovative services.

Grant Funding & Bed Licences

TTL has approved grant funding from the Australian Government - Department of Social Services for the provision of the significant core of the proposed application. This Grant was lodged in 2014 as part of the ‘Aged Care Approval Round 2014’ and subsequently approved to broadly cover an additional eight (8) beds for dementia purposes and some service areas.

It is important to also recognise that all additional eight (8) beds in the dementia ward ALSO have approved licences granted by the Government so once TTL gains development and construction approval it will be able to proceed immediately with the development. Grant funding is time limited so it is critical to proceed with the development as soon as possible.

However, while the Grant will provide a significant proportion of the funds for Stage One of the project, it is likely TTL will need to make a sizeable contribution to ensure the new extension provides a quality living space that maximises the capacity of people living with dementia.

Overview of Proposed Development

a) The Dementia Wing Extension

The proposal provides the potential to create an additional eight (8) additional beds as part of the secure dementia specific unit increasing the total to 18 beds. This will improve the efficiency of the unit thus increasing the overall viability of the facility whilst also adding additional services and communal spaces. The additional beds will allow for increased clinical specialised supervision to be provided to an ever increasing dementia specific population. It also creates an opportunity for a new entrance to the dementia facility that will improve both the resident and visitor/staff experience and way-finding.
b) Dementia Day Care Facility

The dementia day care facility addition to the proposal recognises the growing demand in the region for support services / assistance for families who are caring for a person living with dementia at home. This new service will provide the person living with dementia with:

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- access to education and information about other specialist support services
- a familiar environment when and if they require residential care

In addition the service will provide the carer of the person living with dementia with:

- respite from their caring role to engage in social activities or 'me time' and the ability to work and therefore maintain financial independence
- access to informal support groups
- access to wellness programs
- access to counselling services
- access to education and information about other specialist support services

Significant research into dementia care suggests that this model responds to a shift towards providing services that enable people to live in their homes for longer (that may
include part time and casual care) and therefore alleviates ‘premature-entry’ into residential care.

The unit would also be able to provide clients of the day care centre with overnight accommodation (or up to a week if required) in the event of the need for emergency respite for the family/carer in the two (2) bedrooms incorporated in the unit. It will be staffed by qualified care staff with access to the registered nurse on site (the same as an aged care service). It is held that this will assist people living with dementia by providing a place they recognise and feel safe and secure whilst assisting families and carers with a professional service.

The day-care facility is an excellent service to have available in a region. TTL is currently seeking funding alternatives for this part of the development as it considers this new service offering as vital for people living with dementia and their families in the region.

**Additional Benefits to the Community**

In addition to the above benefits the proposed extension will create direct employment in the new buildings for up to 2-3 full time staff for the dementia facility and 1-2 full time staff for the day-care facility. There will also be direct flow-on employment effects for meal preparation, laundry and cleaning requirements, and maintenance and management staff.

Indirectly, there will also be additional demand for professional medical, pharmaceutical, and care staff who visit the facility and provide local services and other local services and personal care needs. Overall the employment and subsequent economic multiplier effects will be a significant contributor to the local economy.

TTL is also strategically located to take advantage of its proximity and links with the Lithgow Public Hospital, Lithgow Medical Centre adjacent in terms of emergency health care and the adjacent TreeView Estates (retirement village). The facility also has links with Notre Dame University. In this way a key strategic aged care, seniors living, health and education cluster is being reinforced that creates an excellent example of developing industry synergies to other regions.

Three Tree Lodge is committed to providing innovative, flexible, high quality care and services to ensure older people living in the Lithgow region can remain connected to family and community through the provision of local service that are tailored to meet the individual needs of each person. The Development Application lodged on the 16 August 2016 is a demonstration of this commitment and the achievement of its Vision. In addition, the proposed expanded Three Tree Lodge facility will be a significant piece of community infrastructure, will support the sustainable development of our local government area and meet the growing demand for aged care services.

While Three Tree Lodge has received grant funding for a significant proportion of the development, it will need to seek additional funding and commit large sums of money for the completion of the whole proposed infrastructure. As a small community based not-
for-profit aged care provider Three Tree Lodge has limited funds and is therefore pursuing all avenues to reduce the total costs associated with the project.

On behalf of the Board for Three Tree Lodge we look forward to a positive response to this submission.

Yours faithfully

Kate Hurrell
Operations Manager